

Planning Commission Communication

Department Community Development CASE #SUB-17-005 Applicant/Owner: HCC Investments, LLC 11040 Oakmont Overland Park, KS Engineer: Ehrhart Griffin & Associates ATTN: Terry Morrison 142 West Broadway, Suite 136 Council Bluffs, IA 51503	Resolution No. _____	Planning Commission: 6/13/2017
Subject/Title Request: Preliminary plan approval for a 53-lot residential subdivision to be known as Hills of Cedar Creek East, legally described as being a part of the SE1/4 of Section 34-75-43, City of Council Bluffs, Pottawattamie County, Iowa. Location: Extension of Abercorn Drive and Steven's Road		
Background/Discussion The Community Development Department has received an application from HCC Investments, LLC requesting preliminary plan approval for a 53-lot residential subdivision to be known as Hills of Cedar Creek East, legally described as being a part of the SE1/4 of Section 34-75-43, City of Council Bluffs, Pottawattamie County, Iowa. The proposed subdivision is comprised of 16.12 acres of land and will be accessed by an extension of Abercorn Drive and Steven's Road. The proposed subdivision is identified in two phases and does not include additional outlots. <u>Current Zoning/Land Use</u> – The subject acreage and all abutting property to the west are zoned R-1/Single-Family Residential District. Property to the north is zoned C-1 Commercial and R-3: Low Density Multi-Family Residential District. Property located to the east is zoned A-2/Parks, Estates and Agricultural District. The property located south is located outside the City limits and is zoned R-2 (County). The future land use plan of the Bluffs Tomorrow: 2030 Plan (comprehensive plan) designates the subject property as Low-Density Residential. The proposed subdivision is generally consistent with the Bluffs Tomorrow: 2030 Plan. For reference purposes, the following attachments for the proposed subdivision are included with this report: <ul style="list-style-type: none">• Attachment A: Letter of intent prepared Ehrhart Griffin & Associates• Attachment B: Preliminary subdivision plan• Attachment C: Soil and drainage report• Attachment D: Location/zoning map		
Comments 1. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat' (§14.11.060.04-Subdivision Ordinance). A final plat application		

3. An erosion and sediment control along with a grading plan shall be submitted with the construction plans. The erosion and sediment control plan will include temporary and permanent vegetative cover, structural measures, phasing and a maintenance and inspection program to address removal of sediment during construction and following any rainfall.
4. All utilities shall be installed underground.
5. A rezoning of the C-1 and R-3 property shall be required prior to filing a final plat for Phase 2.
6. Sidewalks shall be installed along the street frontage of each lot at no expense to the City, prior to issuance of a certificate of occupancy for each house.
7. Temporary easements shall be in place for each occurrence of a hammer head turn-around that extends beyond the right-of-way. It is intended that the easement(s) will be released from each impacted lot at the time of the street extension improvement when the turn-around is no longer necessary. The pavement of the turn-around shall be removed at the sole expense of the developer. Appropriate easement shall be required on each relevant final plat.

Attachments

Attachment A: Letter of intent prepared Ehrhart Griffin & Associates

Attachment B: Preliminary subdivision plan

Attachment C: Soil and drainage report

Attachment D: Location/zoning map

Engineer: Terry Morrison, P.E. 142 West Broadway, Suite 136, Council Bluffs, IA 51503

Prepared by: Rose E. Brown, Planning Coordinator